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ESTATE AGENTS

116 Torrisholme Road, Lancaster,
LA1 2LR

116, Torrisholme Road, Lancaster

The property at a glance 3 1 2

- Semi Detached Property
- Three Bedrooms
- Living Room
- Kitchen/ Dining Room
- Spacious Hallway
- Generous Rear Garden
- Lovely Open Outlook
- Tenure: Freehold
- Band: B
- EPC: D

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£235,000

Get to know the property



Nestled on the charming Torrisholme Road in Lancaster, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting living room features elegant bay fronted windows, allowing natural light to flood the space, creating a warm and welcoming atmosphere.

The heart of the home is undoubtedly the spacious kitchen diner, perfect for both everyday meals and entertaining guests. The layout encourages a sense of togetherness, making it a wonderful space for family gatherings.

Step outside to discover a lovely, enclosed rear garden, providing a private sanctuary for relaxation or play. The garden is an excellent space for children to enjoy or for hosting summer barbecues with friends. Additionally, the property boasts a driveway that offers off-street parking, a valuable feature in this bustling area.

Situated in a convenient location, this home is within easy reach of local schools, making it an excellent choice for families. Transport links are also readily accessible, with the M6 link road and the city centre just a short drive away, ensuring that commuting and exploring the vibrant offerings of Lancaster are both hassle-free.

This semi-detached property on Torrisholme Road presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this charming house your new home.





Entrance Porch

Tiled floor, UPVC double glazed front door, single glazed frosted door to hall.

Living Room

UPVC double glazed bay window, cast iron wood burner with stone hearth and tiled surround, coving, gas central heating.

Kitchen/Diner

Gas central heating radiator, UPVC double glazed box bay window, coving, mix of wall and base units with granite effect laminate worktops, 4 ring electric hob, integrated oven, tiled splashback, stainless steel sink with drainer and mixer tap, space for fridge freezer, vinyl wood effect floor and UPVC double glazed door to rear.

Hallway

Gas central heating radiator, doors to living room, kitchen/diner, understairs store cupboard, coving.

Landing

UPVC double glazed frosted window, doors to bedrooms 1, 2 and 3 plus bathroom.

Bedroom One

Built-in cupboard and UPVC double glazed bay window, gas central heating.

Bedroom Two

Gas central heating radiator, UPVC double glazed window.

Bedroom Three

Gas central heating radiator, UPVC double glazed window.

Bathroom

Wood effect vinyl floor, gas central heating radiator, 2 x UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional taps, bath with traditional taps, corner direct feed shower.

External Front

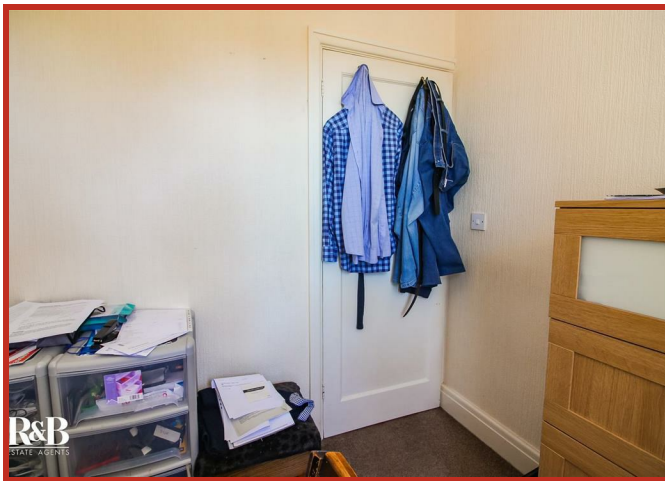
Gravel front garden with feature paved patio, planted borders, concrete driveway, wrought iron gates and paved circular Indian Sandstone design patio.

External Rear

Concrete patio, shed, paved patio, mature selection of trees and shrubs including Camelia, Apple, Twisted Hazel and Hibiscus and borders planted with perennial plants.



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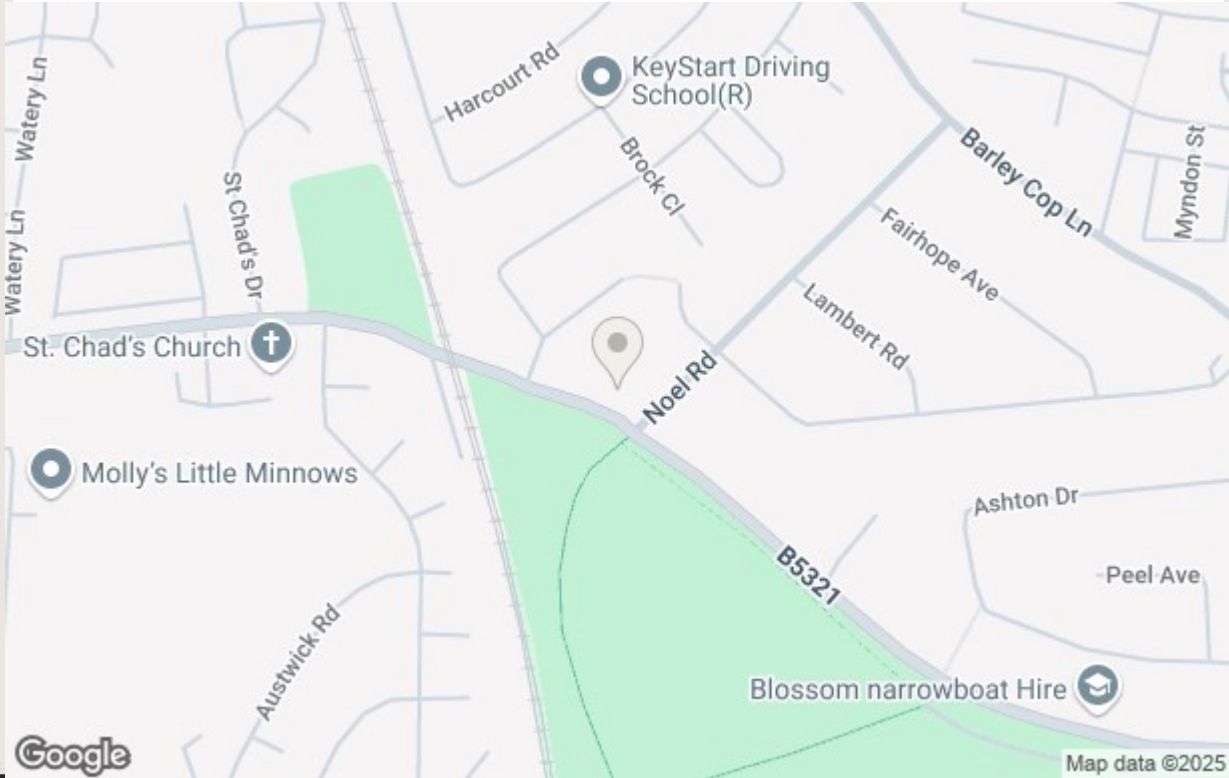
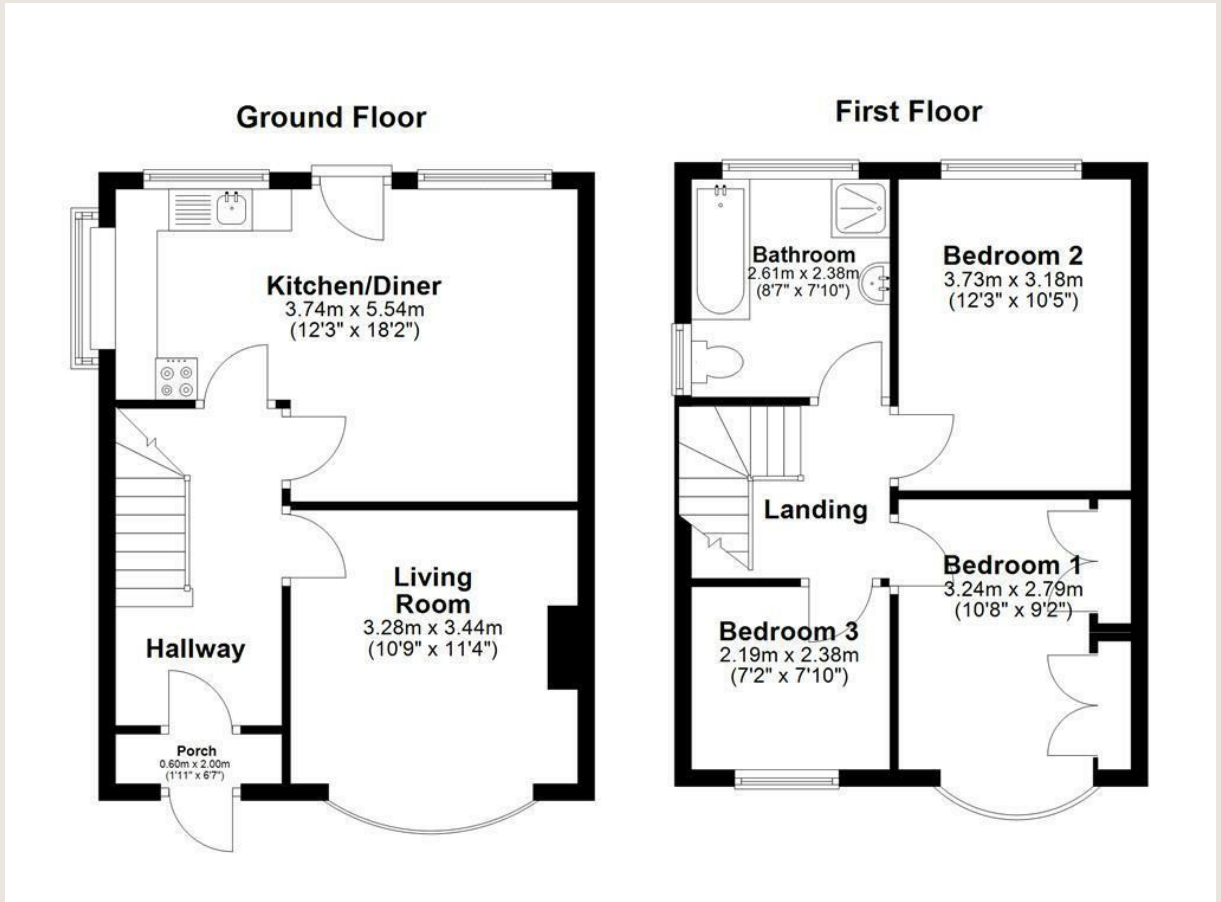
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-64) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	